

**JOINT PUBLIC HEARING NOTICE
SEABROOK CITY COUNCIL AND PLANNING & ZONING COMMISSION
TUESDAY, NOVEMBER 21, 2017 – 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL AND THE PLANNING & ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A JOINT PUBLIC HEARING ON **TUESDAY, NOVEMBER 21, 2017 AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, TO DISCUSS THE AGENDA ITEM LISTED BELOW.

THIS HEARING IS OPEN TO THE PUBLIC AND EVERYONE ATTENDING WILL HAVE THE OPPORTUNITY TO SPEAK FOR OR AGAINST THESE REQUESTS IN ACCORDANCE WITH THE PROCEDURES OF THE COMMISSION. ALL REQUIRED DOCUMENTS REGARDING THESE REQUESTS ARE AVAILABLE FOR REVIEW AT CITY HALL IN THE COMMUNITY DEVELOPMENT DEPARTMENT WEEKDAYS FROM 8:00 A.M. TO 5:00 P.M. PLEASE CALL (281) 291-5760 IF YOU HAVE QUESTIONS.

SPECIFIC PUBLIC HEARINGS

- 1. Request for approval of the following amendments to The Commons at Seabrook Planned Unit Development (PUD): 1. Amend "Exhibit E" the list of Permitted Land Uses to include Fuel and Convenience Store as a permitted use; 2. Amend the Plan by providing a detailed design and regulations for a Fuel and Convenience Store to be located on Reserve B; and, 3. Amend the Plan by providing a change to the 30,000 sq. ft. retail building located on Reserve D by dividing the footprint into two individual structures.**

Applicant/Owner: William M. Friedrichs Jr., 16865 Diana Lane, Houston, Texas 77058

Legal Description: All of that certain 22.609 acres (984,834 square feet) tract or parcel of land out of the Ruggles Subdivision, Harris County, Texas, according to the map or plat thereof recorded in Volume 5, Page 30 of the Map Records of Harris County, Texas, and being situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas; said 22.609 acres tract also being the same tract, called 22.6755 acres, described in a General Warranty Deed from Formosa Realty, LLC to WMF Investments, Inc. recorded under Clerk's File Number 20070747438 of the Official Public Records of Real Property of Harris County, Texas.

Location: This property is located at 3300 Bayport Boulevard, generally north of Seabrook Circle and south of Bayview Drive.

- 2. Request for a conditional use permit to establish a "Bar" at 5735 Bayport Boulevard as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures,"**

AN ORDINANCE AMENDING THE SEABROOK CITY CODE, APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 12, "TEMPORARY AND NONTEXT CHANGES," SECTION 12.03, BY ADDING A NEW PARAGRAPH (23), GRANTING A CONDITIONAL USE PERMIT FOR A "BAR" TO BE LOCATED AT 5735 BAYPORT BOULEVARD WITHIN THE C-2 (COMMERCIAL-MEDIUM) ZONING DISTRICT AND ESTABLISHING ANY CONDITIONS FOR THE OPERATION OF THE BUSINESS. PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

- 2. Request to change the zoning classification of land described below from the current classification of R1 (Single-Family Detached Residential) to C-2 (Commercial – Medium District.)**

Applicant/Owner: City of Seabrook

Legal Description: Being a 7.0899 acre tract of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas and being out of and a part of Lots 12, 13, 14 and 15 of Ruggles Subdivision

as recorded in Volume 5 at Page 30 of the Map Records of Harris County, Texas. Said tract also being out of and a part of the residue of that certain 40.92 acre tract of land conveyed by Theodore Dee McCollom, Jr. to Seabrook Venture II by Correction Deed dated March 1, 2000 and recorded under County Clerk's File No. U265748 of the Official Public Records of Real Property of Harris County, Texas.

Location: This property is located west of Lakeside Drive, immediately east of the Seabrook city limits, and north of the Seabrook Circle.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on or before 5:00 p.m., Thursday, November 2, 2017 and that it will remain posted until after completion of the hearing.

Robin Hicks, TRMC
City Secretary

Alesia Hammock
Secretary